127.0	0001	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,000 / 760,000
					USE VALUE:	760,000 / 760,000
					ASSESSED:	760,000 / 760,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		WALNUT CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILMER RALPH R--ETAL
Owner 2:	WILLMER COLLEEN
Owner 3:	
Street 1:	17 WALNUT CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,225 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Asbestos Exterior and 2091 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8225.000	290,100	3,200	466,700	760,000
Total Card	0.189	290,100	3,200	466,700	760,000
Total Parcel	0.189	290,100	3,200	466,700	760,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.55 | /Parcel: 363.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 81690
GIS Ref:
GIS Ref:
Insp Date: 04/19/18

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,100	3200	8,225.	466,700	760,000	760,000	Year End Roll	12/18/2019
2019	101	FV	227,500	3200	8,225.	466,700	697,400	697,400	Year End Roll	1/3/2019
2018	101	FV	227,500	3200	8,225.	413,400	644,100	644,100	Year End Roll	12/20/2017
2017	101	FV	227,500	3200	8,225.	346,700	577,400	577,400	Year End Roll	1/3/2017
2016	101	FV	227,500	3200	8,225.	346,700	577,400	577,400	Year End	1/4/2016
2015	101	FV	214,400	3200	8,225.	300,000	517,600	517,600	Year End Roll	12/11/2014
2014	101	FV	214,400	3200	8,225.	290,000	507,600	507,600	Year End Roll	12/16/2013
2013	101	FV	214,400	3200	8,225.	276,000	493,600	493,600		12/13/2012

!9825!

PRINT

Date	Time
12/11/20	00:14:01

LAST REV

Date	Time
10/26/20	09:56:31
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9825

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20567-393		5/1/1990		188,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2020	758	Inter Fi	33,018	C				
8/9/2018	1143	New Wind	8,400	C				
6/28/2018	885	Redo Bat	3,500	C				
8/17/2007	712	New Wind	15,000			G9	GR FY09	ext door add close
9/10/2003	766	New Wind	4,830					

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
12/3/2008	Meas/Inspect	372	PATRIOT
1/17/2000	Inspected	277	PATRIOT
12/7/1999	Measured	264	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	81690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8225		Sq. Ft.	Site		0	70.	0.81	8									466,726						466,700	

Total AC/HA: 0.18882 | Total SF/SM: 8225 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,726 | Spl Credit | Total: 466,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15227222
Const Adj.:	0.93637413
Adj $ / SQ:	140.265
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394151
Depreciation:	104056
Depreciated Total:	290095

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

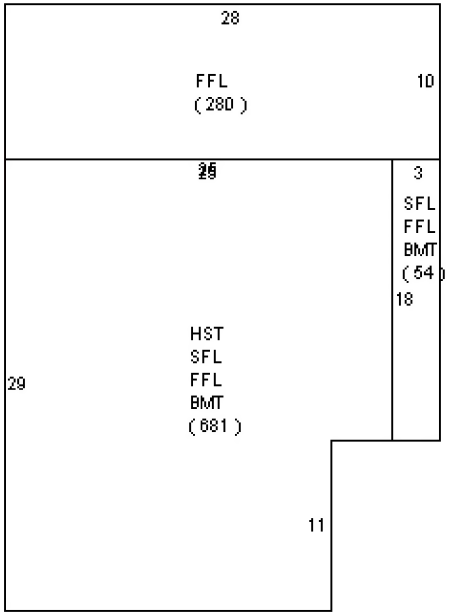
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.26
Special Features:	0	Val/Su Net:	102.65
Final Total:	290100	Val/Su SzAd	138.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,015	140.260	142,369
BMT	Basement	735	42.080	30,928
SFL	Second Floor	735	140.260	103,094
HST	Half Story	341	140.260	47,760

Net Sketched Area:	2,826			Total:	324,151
Size Ad	2090.5	Gross Are	3166	FinArea	2091

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0001-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X20	F	FR	1930	21.00	T	50	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200